

COUNCIL MINUTES  
TIGARD CITY COUNCIL MEETING  
September 24, 2002

Mayor Griffith called the meeting to order at 7:00 p.m.

Council Present: Mayor Griffith; Councilors Moore, Dirksen, and Scheckla

- STUDY SESSION

- DISCUSS UPDATE ON METRO'S URBAN GROWTH BOUNDARY (UGB) EXPANSION PROCESS

Community Development Director Hendryx presented this agenda item. Four charts were reviewed with the City Council (charts are on file in the City Recorder's office). The charts were titled as follows:

- Metro UGB Expansion: Regional Issues
- Metro UGB Expansion: Commercial Issues
- Metro UGB Expansion: Tigard's Borders (Two charts for this subject.)

Mr. Hendryx advised that questions for Tigard to consider are as follows:

- Does Tigard support the overall concern about the shortage of "ready-to-go" industrial areas as part of this year's UGB expansion?
- Does the City want another mixed-use area besides the Regional Center?
- Should these industrial areas along 217 be included in the conversion discussion?
- Should Tigard initiate/lead the discussion on the relationship between the centers and mixed-use areas?
- Should the City accept the varying densities between Bull Mountain and expansion areas or should it propose a flexible alternative?
- How should the City tackle the open space/park land shortage?
- Should the City participate in developing regional policy for neighborhood commercial areas?

Mr. Hendryx noted the only industrial area identified for the "west side" is five acres in Hillsboro. The majority of industrial area proposed in the UGB expansion is on the "east side" (Damascus & Happy Valley). The City of Portland is opposed to the Land Conservation and Development Commission (LCDC) allowing a subregional analysis to review distribution of industrial-designated land.

Council Dirksen advised he is opposed to new industrial land sited around the periphery of the UGB and said that, in general, he believes that there is a need to hold the line on the UGB. Peripheral expansion leads to infrastructure (e.g., transportation/traffic) problems. He said that the current industrial land is not being fully utilized. With regard to the proposal to change some industrial land to mixed use, Councilor Dirksen noted his concern that this would only create a need to find new industrial land elsewhere.

After the staff presentation, it was determined that this item needs to be rescheduled for review and discussion by the City Council.

➤ **ADMINISTRATIVE ITEMS**

City Recorder Wheatley noted the upcoming League of Oregon Cities (LOC) and National League of Cities (NLC) conferences. The LOC conference will be held November 8-10 in Portland. NLC conference will be held December 3-7 in Salt Lake City. City Recorder will work with those interested in attending for registration arrangements.

➤ **EXECUTIVE SESSION: Not held.**

**1. BUSINESS MEETING**

- 1.1 Mayor Griffith called the City Council & Local Contract Review Board meeting to order at 7:35 p.m.
- 1.2 Council Present: Mayor Griffith; Councilors Moore, Dirksen, and Scheckla.
- 1.3 Pledge of Allegiance
- 1.4 Council Communications & Liaison Reports: None.
- 1.5 Call to Council and Staff for Non-Agenda Items: None.

City Recorder Note: Resolution Nos. 02-55, 56 and 57 were assigned to the first three resolutions presented for Council consideration at this meeting. It was discovered that these three numbers were already assigned. Therefore to delineate from the earlier assigned resolutions, the three resolutions adopted at this meeting have been marked and will be indexed in the City Record as follows: Resolution No. 02-55-A, Resolution No. 02-56-A, and Resolution No. 57-A.

**2. PROCLAMATIONS**

Mayor Griffith, with concurrence of Council, issued the following proclamations:

- 2.1 Proclaim October, 2002 as Disability Employment Awareness Month
- 2.2 Proclaim the week of October 20 as World Population Awareness Week

3. VISITOR'S AGENDA: No visitors signed in to address the Council.
4. CONSENT AGENDA: Motion by Councilor Moore, seconded by Councilor Dirksen, to approve the Consent Agenda as follows.
  - 4.1 Approve Council Minutes for September 10, 2002
  - 4.2 Approve the Submittal of Three Applications for Federal Assistance (Community Development Block Grants) to Construct Curb and Sidewalk Improvements – Resolution No. 02 – 55-A
  - 4.3 Adopt SEIU-OPEU Local 503 Memorandum of Understanding Regarding the Health Insurance Reopener – Resolution No. 02 – 56-A
  - 4.4 Approve an Amendment to the Joint Funding Agreement for the Integrated Water Resource Management Water Supply Feasibility Study
  - 4.5 Approve a Joint Water Commission Funding Agreement to Conduct a Raw Water Pipeline Alternatives Analysis Study
  - 4.6 Local Contract Review Board
    - a. Reject All Bid Proposals Award for the Construction of Embedded Crosswalk Lighting System on Bonita Road

The motion was approved by a unanimous vote of Council present:

Mayor Griffith	-	Yes
Councilor Dirksen	-	Yes
Councilor Moore	-	Yes
Councilor Scheckla	-	Yes

5. CONSIDER A RESOLUTION RECOGNIZING COE MANUFACTURING FOR PROVIDING PROPERTY TO BUILD “POTSO DOG PARK”

Parks Manager Plaza presented the staff report. Mayor Griffith read the proposed resolution, which recognized Coe Manufacturing for providing four acres of land at their Tigard facility to build “Potso Dog Park.” This has been an excellent example of the spirit of public-private partnership.

Mrs. Joann Knokey, representing her husband Alan Knokey, was presented with a small gift from the City. Mr. Knokey, General Manager and Vice President of Sales for Coe Manufacturing was supportive and worked closely with the dog park committee members and City Staff.

Motion by Councilor Scheckla, seconded by Councilor Dirksen, to adopt Resolution No. 02-57-A.

RESOLUTION NO. 02 – 57-A -- A RESOLUTION RECOGNIZING COE MANUFACTURING FOR PROVIDING FOUR-ACRES OF LAND AT THEIR TIGARD FACILITY TO BUILD “POTSO DOG PARK.”

Councilor Dirksen commented that this was a great example of government, businesses, and citizens working together to create something wonderful. He thanked Coe Manufacturing for making the park possible.

The motion was approved by a unanimous vote of Council present:

Mayor Griffith	-	Yes
Councilor Moore	-	Yes
Councilor Dirksen	-	Yes
Councilor Scheckla	-	Yes

Coe Manufacturing Human Resources Director Justin Fellom was presented with a framed copy of the resolution. Mr. Fellom noted that Coe Manufacturing has received telephone calls and e-mails from around the country with people wanting to find out more about Potso Dog Park.

The new dog park will help meet the outdoor recreation needs of Tigard’s dog owners by providing an off-leash area where dogs can run in a safe environment.

6. LOCAL CONTRACT REVIEW BOARD (LCRB) TO CONSIDER AWARD OF THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR CONTRACT FOR THE NEW LIBRARY PROJECT

Library Director Barnes introduced this agenda item. The staff report described the process used to arrive at the recommendation for the Construction Manager/General Contractor Contract for the New Library Project be awarded to Hoffman Construction Company. The following people from Hoffman Construction were present and told the Council of their enthusiasm and appreciation to be selected for this project:

- Eric Hoffman, General Manager
- Dan Vanbrabant, Project Superintendent
- Dirk Koopman, Project Engineer.

Also present:

- Charlie Bahlman, Project Manager, from Shiels Oblatz Johnsen.

Mr. Bahlman will coordinate the team from the architects, manager/contractor, and City. All of the people noted above have had recent experience constructing libraries. The public is invited to share ideas about features in the new library at a community meeting/open house on Wednesday, October 16, 7 p.m., in Tigard Town Hall.

Motion by Board member Dirksen, seconded by Board member Moore, to award the construction manager/general contractor contract for the new library project to Hoffman Construction Company.

The motion was approved by a unanimous vote of the Local Contract Review Board present:

Chairperson Griffith	-	Yes
Board member Dirksen	-	Yes
Board member Moore	-	Yes
Board member Scheckla	-	Yes

#### 7. UPDATE ON THE WASHINGTON COUNTY EVENT COMPLEX MEASURE

Washington County Fair Director Don Hillman presented details on the capital improvement proposal that the Washington County Commissioners have placed on the November 2002 ballot. The measure would authorize \$40 million in general obligation bonds at a proposed tax rate of \$.095 per \$1,000 assessed value. Funds would be used to build a new main exposition hall, an exposition annex, and an arena/amphitheater. Mr. Hillman said that if the measure is approved, they hope to have the new facility open by summer 2004. He clarified for Councilor Dirksen that the funds generated from the facility would cover operating costs only and would not help with relieving any of the bond indebtedness incurred for the capital expenses.

#### 8. CONSIDER A RESOLUTION ACCEPTING A STAFF REPORT AS A COMPREHENSIVE DELINEATION OF THE CITY'S AFFORDABLE HOUSING PROGRAM

Community Development Hendryx introduced this agenda item and Associate Planner Roberts presented the staff report, which is on file in the City Recorder's office. The proposed resolution included a report entitled "Affordable Housing Program," which would serve as a complete and official statement of the City's overall affordable housing program.

There was some discussion on the City's Housing Program, which addresses all housing in the City of Tigard. This program has been in place for 2-1/2 years. Referral rates have declined, which staff views as a good indicator that dwelling units are being brought into conformance with code requirements. More details on this

program will be presented to Council during the Community Development Department overview scheduled for the November 12, 2002, Council meeting.

Mr. Hendryx advised that the County purchased the Bonita Villa apartments where there are plans to devote \$1 million to rehabilitate the units. It is also anticipated that the name of the complex will also be changed.

Motion by Councilor Moore, seconded by Councilor Dirksen, to adopt

**RESOLUTION NO. 02-58 – A RESOLUTION ACCEPTING THE STAFF REPORT AS A COMPREHENSIVE DELINEATION OF THE CITY’S AFFORDABLE HOUSING PROGRAM.**

The motion was approved by a unanimous vote of Council present:

Mayor Griffith	-	Yes
Councilor Moore	-	Yes
Councilor Dirksen	-	Yes
Councilor Scheckla	-	Yes

**9. PUBLIC HEARING TO CONSIDER A RESOLUTION, AMENDING RESOLUTION 02-06, PERTAINING TO FEES FOR PHASED PERMITTING, DEFERRED SUBMITTALS, AND OTHER RELATED FEES**

Community Development Hendryx introduced this agenda item and Building Official Lampella presented the staff report, which is on file in the City Recorder’s office. The proposed resolution would amend Resolution No. 02-06, to add fees for Phased Permitting, Deferred Submittals, 1 & 2 Family Dwelling Fire Suppression Systems, and Medical Gas Systems, and make other minor corrections to the existing fee schedule.

In response to a question from Mayor Griffith, Assistant to the City Manager Newton advised that the Finance Director would prepare addressing whether or not the City could Bancroft permit fees.

- a. Mayor Griffith opened the public hearing.
- b. Public Testimony: None.
- c. Mayor Griffith closed the public hearing.

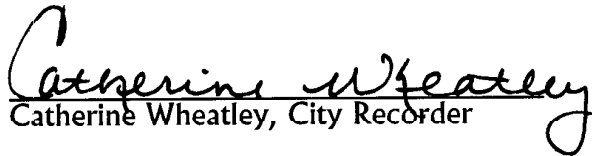
Motion by Councilor Scheckla, seconded by Councilor Dirksen, to adopt Resolution No. 02-59.

RESOLUTION NO. 02-59 – A RESOLUTION AMENDING RESOLUTION NO. 02-06 BY AMENDING EXHIBIT A TO REFLECT CURRENT OREGON ADMINISTRATIVE RULES AND CORRECTING ERRORS.

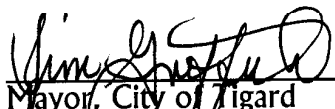
The motion was approved by a unanimous vote of Council present:

Mayor Griffith	-	Yes
Councilor Moore	-	Yes
Councilor Dirksen	-	Yes
Councilor Scheckla	-	Yes

10. COUNCIL LIAISON REPORTS: None.
11. NON AGENDA ITEMS: None.
12. EXECUTIVE SESSION: Not held.
13. ADJOURNMENT: 8:22 p.m.

  
Catherine Wheatley, City Recorder

Attest:

  
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Mayor, City of Tigard  
Date: October 8, 2002

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